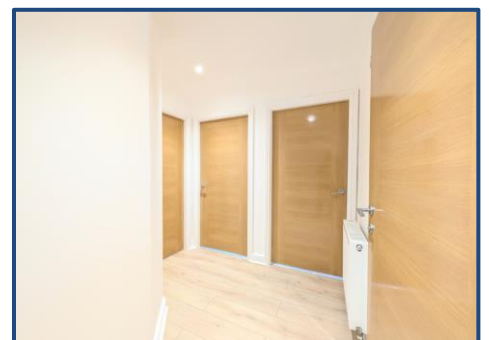
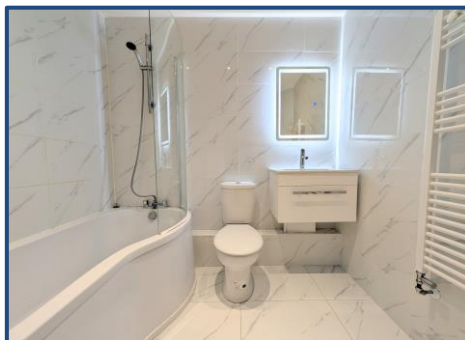


Let - Ennismore Gardens, Southport - Two Bedroom Apt with Balcony **£950.00PCM**



KEY FEATURES:

- Second Floor Apartment • Two Bedrooms • Sunny Aspect Balcony • Open Plan Living Area • Hesketh Park Location • Off Road Parking
- Three Piece Bathroom • Close to Local Amenities •

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Property Description

Welcome to this beautifully presented second floor apartment, ideally located in the sought-after Hesketh Park area. This spacious two-bedroom home offers a perfect blend of style, comfort, and convenience.

Featuring a bright and airy open-plan living area with sliding doors leading to a private balcony, the apartment provides a modern and inviting space ideal for both relaxing and entertaining.

The property benefits from two well-proportioned bedrooms, a contemporary bathroom with a light-up mirror and heated towel rail, and a well-appointed kitchen complete with integrated appliances.

Additional highlights include laminate and carpeted flooring throughout, UPVC double glazing, and gas central heating. Situated just a short distance from local amenities and transport links, the apartment also offers the added advantage of off-road parking to the rear.

Available immediately, this superb apartment is perfect for anyone seeking quality accommodation in a desirable location.



Rooms

Hallway

Welcoming and well-presented, the hallway features attractive laminate flooring. Doors provide easy access to the lounge, bathroom, and both bedrooms, creating a practical and seamless flow throughout the home.

Kitchen

Modern and well-equipped, the kitchen offers a range of stylish fitted base and wall units providing ample storage, complemented by a composite sink and drainer with a sleek mixer tap. Integrated appliances include a washing machine and dishwasher. A cupboard neatly houses the combi boiler, ensuring functionality without compromising space. A UPVC double glazed window to the front allows for natural light, while durable laminate flooring completes this practical and attractive space.

Lounge

Spacious and filled with natural light, the lounge features sleek laminate flooring and UPVC double glazed sliding doors that open onto a private balcony perfect for enjoying fresh air and outdoor relaxation. A radiator provides warmth and comfort, while an open archway leads seamlessly into the kitchen, enhancing the sense of flow and connectivity throughout the living space.

Bathroom

Stylish and contemporary, the bathroom features a modern three-piece suite comprising a P-shaped bath with overhead shower, a low-level WC, and a sleek hand wash basin set within a practical vanity unit offering useful storage. Above the basin, a light-up mirror adds a touch of elegance and convenience. A heated towel radiator provides comfort, while the tiled flooring ensures durability and easy upkeep.



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Bedroom 1

A bright and spacious double bedroom featuring attractive laminate flooring and a large UPVC double glazed window overlooking the rear, allowing for plenty of natural light. A radiator positioned below the window ensures comfort throughout the seasons, making this an inviting and restful space.

Bedroom 2

A cosy and well-proportioned room, Bedroom Two is fitted with laminate flooring. A UPVC double glazed window to the side aspect allows for natural light, while a radiator beneath ensures warmth and comfort all year round—ideal as a guest room, home office



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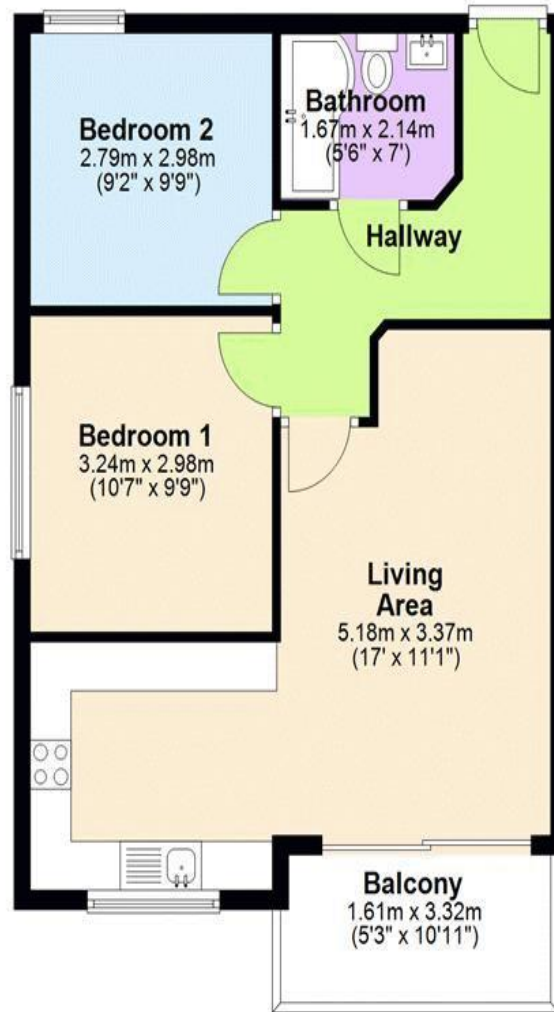
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Second Floor



All measurements are approximate and are intended for general reference only. Floor plans may not be to scale. Viewers are advised to verify all measurements and dimensions independently. Plan produced using PlanUp.

Additional Information

EPC: B
Council Tax Band: C
Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. **For detailed information on tenant fees, please visit our website at www.ajestateagents.co.uk and navigate to Services > Lettings > Tenant Fees.**



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